

**Naples Planning and Land Use  
Public Meeting  
February 16, 2016**

**Commission Present:** Andrew Bentley, Szeth Simmons, Mark Partridge, Chris Clark, and Mishelle Rowell

**Commission Absent:** Cresta Slaugh

**Others Present:** Joshua Bake, Heidi Lundberg, Ken Reynolds, Rob Heywood, Hunter Lundskog, H McNeish, Michael Johnson, and Christian Michaelson

**Verification of full Quorum** Mark Partridge verified a full quorum.  
All five commission members will be voting in tonight's meeting.

**Approval of Agenda** Chris Clark motions to approve the agenda for the February 16, 2016 meeting, Szeth Simmons seconds the motion

All in favor:

<b>Mark Partridge</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Chris Clark</b>	<b>Aye</b>
<b>Mishelle Rowell</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed.

**Disclosures** None

**Approval of Minutes** Szeth Simmons motions to accept the January 19, 2016 and January 26, 2016 minutes. Chris Clark seconds the motion.

All in favor:

<b>Mark Partridge</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Chris Clark</b>	<b>Aye</b>
<b>Mishelle Rowell</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed.

**PLANNING**

**Pheasant Run Subdivision Extension:**

Joshua Bake reminded the commissioners Pheasant Run came before Planning and Zoning last year for approval of phases 2 and 3 of their subdivision, it received preliminary approval. As per our ordinance they have one year to move to the next stage of development, which would be their final plat approval. They are requesting an extension due to economic times. Staff does recommend we grant the extension for one (1) year. Joshua Bake turned the time over to Mr. Rob Heywood. Mr. Heywood asked for an extension because they are unable to build right now. Mr. Heywood said they are asking for the one year extension for the preliminary plat approval on those two phases. Mr. Heywood explained why they did two phases at once; he explained it was because of the common road that needed to be developed. Joshua Bake clarified that since Mr. Heywood last met with Planning and Zoning he did build an emergency access road as he was required. Mr. Heywood mentioned the "No Trespassing" signs were required by City Council. Andrew Bentley asked about if the access road was contingent on an agreement over some land or was it contingent on Phases 2 and 3. Mr. Heywood said it had nothing to do with Phases 2 and 3. Along 750 East, Mr. Heywood said he wanted to build that road with all the improvements underneath, therefore build the lots that affront that street when they

develop the subdivision. This time last year they were trying to get the approval so they could come build the subdivision and take care of that requirement. There was an extension deadline of June last year to build that road. Mr. Heywood received an extension to build a temporary road by the Council, extended it to September and they had it completed by the end of July last year. Mr. Heywood said it was satisfactory to the Council. That was a factor of getting a bond release done. Andrew Bentley asked if the reasons for not wanting the preliminary plat approval to expire were so he doesn't have to go through the process again. Mr. Heywood agreed.

Mark Partridge asked about the runoff or water retention, he remembered something was going to be put in the road but didn't know what phase it was supposed to be done in. Mr. Heywood explained the plans for the development of phases 2 and 3 contemplate the water retention as per the code. It is fully engineered and the plans drawn. Mark Partridge asked if we were still waiting for a retention or 100 year storm plan where all the water was going to go from phase 1. Mr. Heywood explained that phase 1 should be designed adequately to handle the 100 year storm for that development. Phases 2 and 3 address the development for those phases and all the runoff water. Joshua Bake mentioned everything about storm water that is required for phase 1 is done in phase 1. Phases 2 and 3 will handle all of phases 2 and 3. Mr. Heywood said there is a big basin where that is stored and it's not there indefinitely, detention not retention. There is some part of phases 2 and 3 that contemplates retaining some of that water under the road. Andrew Bentley mentioned the greenspace was going to be part of the water retention area, but that was done away with. Mr. Heywood said there would be an above ground basin for that storm event and another subsequent one down to the east. Mark Partridge asked if everything was met as far as the extension. Joshua Bake confirmed everything is in order. He mentioned all the extension will do is freeze this in place.

Chris Clark asked what the expiration date was. Andrew Bentley read it was February 26, 2016. Joshua Bake reiterated per our ordinance we cannot extend it more than one year. Andrew Bentley asked if the extension can be renewed. Joshua Bake mentioned he did not know at the moment, but will look into it. Chris Clark explained we all understand the current situation and sympathize with that, and appreciates Mr. Heywood being on top of getting in before it lapses. Andrew Bentley asked what kind of costs is associated with letting the preliminary approval lapse. Chris Clark mentioned the design would have to change to comply with the new ordinance and not the ordinance at the time. It could change lot sizes, and engineering. Andrew Bentley asked if something like this would be transferrable if the owner were to sell all the property. Joshua Bake stated he did not have an answer for that, but can look into it and ask Mr. Judd. Mark Partridge stated he doesn't have a problem granting the extension.

### **Motion**

Szeth Simmons makes a motion to grant the extension for Pheasant Run Phases 2 and 3, Chris Clark seconds the motion.

All in favor:

<b>Mark Partridge</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Chris Clark</b>	<b>Aye</b>
<b>Mishelle Rowell</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None Opposed.

Andrew Bentley asked Joshua Bake to make a note to follow up on whether or not the extension is transferable and if more than one extension is allowed. Heidi Lundberg read the ordinance 02-31-008-C-1 stating "The approval of each of the three steps expires after one year, unless the next step is approved within that time, or unless the Applicant submits a request for extension (not more than 1 year for

each extension) and is granted such extension by the Planning Commission.” The commissioners and Mr. Heywood discussed their interpretations of that ordinance. Joshua Bake stated that’s why it was left discretionary because as times change, ordinances evolve, and there may be a time when Planning and Zoning decides this is not in harmony with our Master Plan.

#### **Concept Plan Review FedEx Ground-Naples:**

Joshua Bake stated we have a concept plan review for the new FedEx building in the Haslem Industrial Park. He also mentioned a concept plan is just to get a general idea of the project, so they can move on to the next phase. They have gone above and beyond what is required for a concept plan. Everything appears to be in order, staff recommends concept plan approval with condition they send in notarize statement of ownership. Joshua Bake turned the time over to H McNeish from Confluent Development.

Mr. McNeish described they are the developers of the project, FedEx is their client. Mr. McNeish introduced Michael Johnson from JMD Construction and Christian Michaelson from Great Basin Engineering. Mr. McNeish described the satellite distribution facility for FedEx; 6.7 acre site, 1000 south, adjacent to the airport, 30,000 foot facility, 3,000 feet of that will be office space and the rest is for the distribution and package handling. Mr. H McNeish proceeded to detail the building. The single point of access coming off of the street, coming into an employee parking area that is then separated and the remainder of the project is secure through a fence and also a secure turn stile here at the parking field for the employees with their credentials to be able to pass through, and a gated entrance for the vehicles to pass through. The fence is back over 200 feet from the street, and then we get into the facility area. From an operation standpoint the larger over the Mr. McNeish proceeds to detail the building. The single point of access coming off of the street, coming into an employee parking area that is then separated and the remainder of the project is secure through a fence and also a secure turn stile here at the parking field for the employees with their credentials to be able to pass through, and a gated entrance for the vehicles to pass through. The fence is back over 200 feet from the street, and then we get into the facility area. From an operation standpoint the larger over the road trucks will come in, there are five dock hives on the south side of the building that those trucks will off load their packages, the packages will come into the building and the material handling system down the spine of the building that pushes the packages to the local area vans. All those vans are housed inside the building itself. There are overhead doors for them to access the building. There are another eight doors along the west side of the building. They are able to house up to 30 vans inside the facility. The facility will be secured; the fencing will go along the front and also down all sides. They will be working with the airport, since they have a pretty significant fence along their property boundary. Mr. McNeish mentioned they don’t want to replicate that fence to avoid a gap, and hopefully share the fence. The storm drainage will be handled in a series of ponds on site. Water and sewer utilities come off of the street. The building is a pre-engineered building, and working with the details of the ordinance. The target milestones will be pulling a grading permit in May, then going through construction we have a date of next February to have the building all dried in and secure so FedEx can come in and put their systems in the building. They will then open no later of May next year. Mr. McNeish mentioned they want to accelerate some of that timeline, but those are the outside dates.

Mark Partridge asked if FedEx will be covering the whole Uintah Basin. Mr. McNeish said FedEx is their own operator, and a tenant of Confluent in the building, so they keep their operations very close to the vest. It’s not clear to be able to share what they are covering. Andrew Bentley asked for clarification from Mr. McNeish that Confluent will own the building and FedEx will just lease it from them. Mr. McNeish said that was correct. Mark Partridge asked if the frontage of the building, lighting, and the water runoff has been looked at or if that information was going to be in the preliminary phase. Joshua Bake mentioned all that is required in the concept phase is giving a general idea of their project. It can be as simple as a hand drawing; these guys have gone above and beyond. Joshua Bake mentioned the

lighting, landscaping, parking, all of that is handled in the preliminary phase. Mark Partridge asked about the airport fence and if this new building will affect the airport at all. Joshua Bake said no, it will not. Chris Clark stated they will likely have to get a permit being that close to the airport, and asked if we have that in our ordinance. Joshua Bake answered that is not in our ordinance, as far as FAA is concerned, they will have to go through them. Andrew Bentley asked if it had to do with how close it was to the runway. Joshua Bake replied yes, it has to do with height requirements. It was reviewed with Mr. Judd on another project, and it was a lot higher than you would imagine, but that is something that would have to be looked at in the preliminary phase. Andrew Bentley commented that once the new runway was built, this would even further away.

Mark Partridge asked how many stories the building would be. Mr. McNeish responded it would be a single story building. Mr. Michael Johnson stated it would be about 26 feet roughly. Szeth Simmons asked if we had a right of way turn around at the end of the fence. Joshua Bake stated he and Mr. Petersen have been looking into that, and are not sure how that ended up. There was supposed to be a hammerhead the county was going to put in, at this point we are unsure what stage they are in. As far as the turn around, it is something we need to look at. As of right now that is not part of their project, they are not changing the road at all. If they asked the city to vacate some of the road, then we could require them to put in the turn around, but that is something we are looking how to get that function in a safe and proper manner. Mr. McNeish mentioned the curb and gutters were already in place on that street, and they would be putting in the cuts for their access points.

Andrew Bentley asked if there were any irrigation lines or water right of ways down there. Szeth Simmons commented that there is a water right of ways right beside the curb on the north side of the road. Szeth Simmons clarified it is an irrigation pipeline. Mr. Christian Michaelson asked if it was a gravity flow or pressurized line. Szeth Simmons stated it is a non-pressurized line. Mr. Michaelson asked if it was a public right of way. Szeth Simmons responded it is in the road, but he wasn't sure what kind of right of way it has. Mark Partridge told Mr. Michaelson, Mr. McNeish, and Mr. Johnson that they need to be aware of people's drainage and their water right of ways are very important to them out here. Szeth Simmons mentioned it was not blue staked. Mr. McNeish stated he did not see it on their Alta survey. Mr. Michaelson asked how deep the line was. Szeth Simmons replied further east it was ten feet down, but is exposed about 200 yards from the airport. Mr. Michaelson asked what kind of line it was. Szeth Simmons responded it was an old culvert, corrugated metal pipe. Mr. McNeish stated they would look into it. Szeth Simmons mentioned there is another opening to that line up by the blue building. Mr. Michaelson asked where the line daylight. Szeth Simmons replied it comes out of a ditch and goes to a head gate and into the pipe right in the airport, about 100 yards inside the airport fence, right at the end of the pavement. Mr. Michaelson asked about irrigation companies that serve the area. Szeth Simmons answered the water office would, Uintah Conservancy District. Mr. McNeish said they will figure it out and work around it.

Mark Partridge asked if there were any more questions on the concept plan. Mr. Michaelson commented they have moved well into the design, but this is the nuts and bolts of it. Chris Clark mentioned the façade of the building. Mr. McNeish stated after receiving clarity that afternoon they want to go back and study the code, doesn't want to open that discussion right now. They are going to work with the code and staff to fulfill a quality solution to the façade of the building. Andrew Bentley asked Mr. McNeish if there would be any potential for commerce there or if it is strictly shipping and receiving. Mr. McNeish responded it would be all distribution and no retail component. Mark Partridge asked for any further questions. No comments.

Szeth Simmons makes a motion to approve the concept phase for FedEx Ground-Naples, Mishelle Rowell seconds the motion.

All in favor:

<b>Mark Partridge</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Chris Clark</b>	<b>Aye</b>
<b>Mishelle Rowell</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None Opposed.

Land Use Training:

Joshua Bake explained the Land Use Academy of Utah (LUAU). Naples City's General Plan is very outdated. The Rural Planning Group has been in touch with Joshua Bake. They are organizing a planning rodeo. They create a mini general plan so we can recreate our Master Plan. The process is underway and in a month or two we will have this planning rodeo done with. Joshua Bake mentioned it would be good to be up to date with what we are tasked to do. If at any time something comes up that the commissioners think would be interesting to have training on, let him know. Joshua Bake is working with a couple other communities to get a hearing officer.

Mark Partridge asked about the different addresses listed on the utilities for the new FedEx Ground building. Joshua Bake stated he wasn't exactly sure, but said that the addresses listed were where they would get their utilities from.

#### **ITEMS FOR FUTURE DISCUSSION**

Land Use Ordinance Changes:

Joshua Bake said we will be working on each ordinance each month. After discussion on which chapter to start working on, the Commissioners and Staff agreed to start with the Subdivision chapter.

City Branding:

Joshua Bake said we have received approval from City Council to rebrand Naples City. This will all be done in-house. We've created a small administrative committee, and we've set timelines for what we are going to do. We will have surveys, public meetings, house parties and charrettes. Our goal is to get 300 surveys back from Naples residents, visitors, and those in the county. We are aiming for mid-June 2016 for the unveiling of the new logo.

Mark Partridge asked about adding stoplights along highway 40. The new development for FedEx with 30 plus trucks coming and going, it will be a nightmare in that intersection when the oilfield picks back up. Is that something we can push to get done? Joshua Bake responded what we would do is send a request through UDOT and they come and do a traffic study and traffic count. It is something we can request, timing is crucial with that. Mark Partridge stated his concerns with that intersection. Joshua Bake added he can make the request any time.

#### **ADJOURN**

Chris Clark motions to adjourn, Szeth Simmons seconds the motion.  
All in favor:

<b>Mark Partridge</b>	<b>Aye</b>
<b>Szeth Simmons</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Aye</b>
<b>Chris Clark</b>	<b>Aye</b>
<b>Mishelle Rowell</b>	<b>Aye</b>

Motion carried with all voting Aye.  
None opposed.

**The next Planning and Zoning meeting will tentatively be held March 15, 2016 in the Naples City Council Chambers @ 7:30 P.M.**